BILL GARRETT, Davidson County
Trans:T20120092333 DEEDWARR
Recvd: 12/04/12 09:50 2 pgs
Fees:13.00 Taxes:906.50
20121204-0111243

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 245,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2012.

Notary Public

My commission expires: 05-06-13

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ELLEN D MILLER	WELLS FARGO BANK, NA	**08306006100**
808 SETLIFF PLACE	101 North Phillips Avenue	
NASHVILLE, TN 37206	Sioux Falls, SD 57104	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

PATRICK E KUHLERS and SARAH E KUHLERS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELLEN D MILLER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 36 on the Map of Roy F. Williams Subdivision of the Hunter Tract, as of record in Book 547, Page 13, Register's Office for Davidson County, Tennessee to which plat reference is here made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO PATRICK E KUHLERS AND SARAH E KUHLERS, HUSBAND AND WIFE, BY WARRANTY DEED FROM MICHAEL K HESTER, UNMARRIED DATED 08/25/08 AND RECORDED ON 08/27/08 IN INSTRUMENT NO. 20080827-0087935, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 808 SETLIFF PLACE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of December, 2012.

PATRICK E KUHLERS

SARAH E KUHLERS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public of said County and State, PATRICK E KUHLERS and SARAH E KUHLERS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2012.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD